

FORM LC-VII
[See Rule-14(2)]

Memo No: LC-619/2013/ 35158

Dated: 01.04.2013

Regd.

To

Navjyoti Overseas Pvt. Ltd.
7, South Patel Nagar
New Delhi-8

Subject: Refusal of renewal of Licence No. 1281-1282 of 2006 dated 27.11.2006 granted for setting up of a Residential Group Housing Colony over an area measuring 6.81 acres falling in the revenue estate of village Garh Shahjanpur, Sonipat-Navjyoti Overseas Pvt. Ltd.

Please refer to your application dated 24.04.2012 on the subject cited above.

1. Licence No. 1281-1282 of 2006 dated 27.11.2006 has been granted for setting up of a Residential Group Housing Colony over an area measuring 6.81 acres falling in the revenue estate of village Garh Shahjanpur, Sonipat. The licence was valid upto 26.11.2008 and further renewed upto 26.11.2011 vide this office Memo No. 5869 dated 06.05.2010.
2. As per provision of Section 3(4) of the Haryana Development and Regulation of Urban Areas Act, 1975, read with Rule-13 of the Haryana Development and Regulation of Urban Areas Rules, 1976, you were required to submit an application for renewal of above said licence. Vide letter dated 24.04.2012, you have applied for renewal of licence for the period 27.11.2011 to 26.11.2013. The case of renewal of licence No. 1281-1282 of 2006 dated 27.11.2006 was examined and following deficiencies were noticed:-
 - (i) You have not paid the enhanced external development charges as per terms and conditions of the agreement executed on Form-LC-IV.

The Govt. has introduced a policy dated 12.04.2012 for the colonizers who failed to deposit the external development charges. Vide Memo No. 12553 dated 17.07.2012, an opportunity was given to you to avail the benefit of this policy and accordingly, deposit 25% Bank Guarantee of the outstanding enhanced external development charges and an undertaking. However, you failed to deposit the 25% bank guarantee of the outstanding enhanced external development charges and also an undertaking. Now, as on 12.02.2013, an amount of Rs.241.80 lacs is outstanding on account of enhanced external development charges.
 - (ii) In terms of condition No. 6 of licence, you have not submitted the No Objection Certificate from Ministry of Environment and Forest as per notification dated 14.10.2006 of Ministry of Environment and Forest, Government of India.

- (iii) You have not submitted the status of construction of EWS flats in the Group Housing Colony.
3. In view of the deficiencies mentioned above, your application for renewal of licence deserves to be rejected. However, as per provision of Rule-14(2) of the Haryana Development and Regulation of Urban Areas Rules, 1976, before rejection of your application, an opportunity of personal hearing was granted to you on 10.12.2012 at 11.00 AM.
 4. On the date of hearing i.e. on 10.12.2012, Sh. S.C. Kalra, Senior Vice President of your company was present for hearing. He has submitted that part of the said Group Housing Colony falls in Sector-17 of development plan at Sonipat, where the construction of sector roads has been held up due to stay by the court and non-possession of the land under road. Therefore, approach to the said site is not available which has led to non-launching of the project. He has submitted that the building plans have already been got approved and requested for grant of some time to deposit the Bank Guarantee as per policy dated 12.04.2012.
 5. Your request has been considered and accordingly a time period upto 31.01.2013 was granted to submit the 25% Bank Guarantees on account of enhanced EDC as per policy dated 12.04.2012 and also an undertaking. But you failed to deposit the requisite Bank Guarantee and undertaking within stipulated time period.

I have gone through the entire case including all the facts and circumstances prevailing in this case and I am of the considered opinion that the request for renewal of licence may be refused due to the deficiencies mentioned in para 2 on pre-page and above. Accordingly, it is regretted that your request to renew the licence is refused. Since, the request for renewal of licence is refused, therefore, the licence automatically stands cancelled due to non renewal.

Sd/-
(Anurag Rastogi, IAS)
Director General,
Town and Country Planning,
Haryana, Chandigarh.

Endst. No. LC-619/2013/35159-163

Dated : 01.04.2013

A copy is forwarded to the following for information and necessary action:-

1. Chief Administrative HUDA, Panchkula.
2. Senior Town Planner, Rohtak Circle, Rohtak.
3. District Town Planner, Sonipat.
4. District Town Planner (HQ), PPS with a request to update the status on website.
5. Chief Accounts Officer of the Directorate.

Sd/-
(Babita Goyal)
Assistant Town Planner (HQ),
O/o Director General, Town and Country Planning,
Haryana, Chandigarh.